

THE CITY OF DEXTER  
REGULAR CITY COUNCIL MEETING  
MONDAY, MARCH 23 2015

**A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

The meeting was called to order at 7:30 PM by Mayor Keough at the Dexter Senior Center located at 7720 Ann Arbor Street in Dexter, Michigan.

<b>B. ROLL CALL:</b> Mayor Keough	J. Carson	D. Fisher
	J. Knight	J. Semifero
	J. Smith	R. Tell-ab

Also present: Courtney Nicholls, City Manager; Michelle Aniol, Community Development Manager; Marie Sherry, Finance Director/Treasurer Carol Jones, Interim City Clerk; Dan Schlaff, Public Services Superintendent; Chris Reinus, City Assessor; Justin Breyer, Assistant to the City Manager; ~~Kirk~~ Kurt Augustine and Shawn Chamberlain, Department of Public Works; Brenda Tuscano, Farmer's Market Manager; Patrick Droze, Orchard, Hiltz & McCliment; Kent Martinez-Kratz, District 1 Washtenaw County Commissioner; Dan Smith, District 2 Washtenaw County Commissioner; Ian Bell, Troop 442 Eagle Scout candidate; residents and media.

**C. APPROVAL OF THE MINUTES**

1. Regular City Council Meeting – March 9, 2015
2. Council Work Session – March 7, 2015

Motion Smith; support Knight to approve the minutes of the Regular City Council Meeting of March 9, 2015 and the Council Work Session of March 7, 2015 with the following corrections:

Page 2, Regular City Council Meeting, identify acronyms, RAP (*Risk Avoidance Program*) and SCADA (*Supervisory Control and Data Acquisition*)

Page 8, Council Work Session, *Council Comments from Carson should have been reported as from Smith*

Unanimous voice vote approval with Council Member Tell absent.

**D. PREARRANGED PARTICIPATION**

Chris Reinus, City Assessor

Mr. Reinus introduced himself to Council as the first City Assessor for the City of Dexter. He will be starting in April and be in the City office on Wednesdays.

**E. APPROVAL OF THE AGENDA**

Motion Smith; support Fisher to approve the agenda with the addition of two items under New Business: L-4, Corrected form for Project 8.04 in the Capital Improvement Plan (CIP) and L-5 Moratorium Resolution regarding Gas and Oil Operations in the City of Dexter.

Unanimous voice vote approval with Council Member Tell absent.

## **F. PUBLIC HEARINGS**

None

## **G. NON-ARRANGED PARTICIPATION**

None

## **H. COMMUNICATIONS:**

1. Upcoming Meeting List
2. Sign Calendar

## **I. REPORTS**

1. Public Services Superintendent – Dan Schlaff

Mr. Schlaff submits his progress report of the DPW and Water/Sewer per packet.

Mr. Schlaff gave the following updates:

- Secondary Digester – Have some pinhole leaks in the digester lid. On Wednesday, there will be a crew to soap the lid and check for the holes.
- Banner Poles – we are having a difficult time getting bids back. In the meantime have contacted Klapperich Welding to make repairs and reinforce the poles.
- The DPW has been out with the hot box and using the recycled asphalt to patch holes.
- Question – When will the City start street sweeping? (Soon)

2. Community Development Manager – Michelle Aniol

Ms. Aniol submits her report as per packet. Ms. Aniol gave the following updates:

- Target Market Analysis - Have received one proposal and expect to receive one more. Both are Michigan State Housing Development Authority (MSHDA) qualified contractors.
- Retail Market Analysis – a Request for Proposal has been drafted. Now waiting to see if the Dexter Area Chamber of Commerce will partner with the City to move forward as a non-profit is eligible to apply for the mini-grant, not municipalities.
- NUBCO – looking for planning and technical grants for the necessary studies needed for the expansion process.

- Question – How long do residents have to apply for trees in the Tree Program? (Request need to be in by early April)

### 3. Boards, Commissions. & Other Reports-“Bi-annual or as needed”

#### *Farmers Market/Community Garden*

- The Farmers Market report was included in the packet. Brenda Tuscano reported that this year marks the tenth anniversary of the market and it will open on May 2.
- Jane Fink spoke about issues that the market and vendors face in regards to sunlight and parking in front of the vendors. Sandy Hansen spoke of possible solutions with improvements phased in and that the ideas presented are a concept and not a final plan.
- Question – How would improvements be paid for? (It could come out of the General Fund, increase vendor fees, and grants through Chelsea Wellness and the Wellness Coalition.)
- Question – Would sun panels be up all through the season? (No they would go up and down each Saturday.)
- Question – How many stalls are in the market? (30 spaces with 21 or so vendors.)
- Discussion followed.

#### *Washtenaw Area Transportation Study Policy Rep – Jim Carson/Patrick Droze*

- Mr. Droze spoke of the active traffic management concept for US-23 that is designed to increase road capacity during peak times. He stated that this appears to be a contentious issue as it will not help traffic farther to the north or south.
- Discussion followed.
- Council Member Carson mentioned the draft list of proposed classification revisions in the county.

### 4. Subcommittee Reports

#### *Road Plan – Joe Semifero*

Councilmember Semifero gave the following updates:

- Bid documents were posted and will be due by April 2. The bids will be on the agenda in April.

### 5. City Manager Report

Ms. Nicholls submits her report as per packet. Ms. Nicholls gave the following verbal updates:

- Justin Breyer, Assistant to the Manager, gave an update on his presentation earlier this evening at the Dexter School Board meeting regarding the

easement for the Edison Street playground. The School Board did have questions concerning the liability on the property. Discussion followed.

- There was concern with the temporary art display and costs. Have worked on reducing the costs and want to get the application process started for summer installation.
- Question asked about the Garden Club installing flower beds around the art pieces. (This may not be accomplished in this year's season. The City's gardener would care for the beds.)

## 6. Mayor's Report

Mr. Keough submits his report as per packet. Mr. Keough gave the following updates:

- Recommending Phil Arbour to the Arts, Culture & Heritage Committee.
- Have included in the packets some information on Proposal 1 to be voted upon in May. Will present a resolution for support for the proposal at the next Council meeting.
- Met with Faith in Action on Friday morning and they are looking to have a place they can call their own other than the property on Grand Street. They have an interest in part of the Dan Hoey property.
- Met with representatives from division of the PBS program, Under the Radar. They can put together a video on the community and have unique ways to use social media in promoting Dexter.
- The next Facilities meeting will be April 3.
- At the March 19 DDA Meeting, staff was asked to draft a Request for Quote for the Broad Street property. They are not looking at using brokers at this time.
- Have had 44 applications for Fire Chief.

## J. CONSENT AGENDA

1. Consideration of: Bills and Payroll in the amount of \$204,372.11
2. Consideration of: Appointment of Phil Arbour to the Arts, Culture & Heritage Commission
3. Consideration of: Arbor Day Proclamation

Motion Fisher; support Smith to approve items 1, 2 & 3 of the Consent Agenda.

Unanimous voice vote approval with Council Member Tell absent.

## K. OLD BUSINESS-Consideration and Discussion of:

None

## L. NEW BUSINESS-Consideration of and Discussion of:

1. Consideration of: Filling Vacancy in the Department of Public Works with Shawn Chamberlain

Motion Fisher; support Semifero to approve the hiring of Shawn Chamberlain in the Department of Public Works.

Ayes: Carson, Fisher, Knight, Semifero, Smith, and Keough

Nays: None

Absent: Tell

Motion carries

2. Consideration of: Concept for Addition of Stairs along the Mill Creek Park Trail

Ian Bell, Eagle Scout Candidate from Troop 442, gave a presentation on the addition of stairs to the Mill Creek Park Trail for his Eagle Scout Project.

Motion Fisher; support Knight to accept the concept for the addition of stairs along the Mill Creek Park Trail as an Eagle Scout Project.

Ayes: Fisher, Knight, Semifero, Smith, Carson and Keough

Nays: None

Absent: Tell

Motion carries

3. Consideration of: Setting Stipend for Precinct Workers and Interim City Clerk

Motion Semifero; support Smith to approve the setting of stipends for Precinct Workers and the Interim City Clerk as presented.

Ayes: Knight, Semifero, Smith, Carson, Fisher and Keough

Nays: None

Absent: Tell

Motion carries

4. Consideration of: Recommendation from Planning Commission to Adopt 2015-2020 Capital Improvements Plan

Motion Carson; support Smith that the City of Dexter City Council accepts the Planning Commission recommended 2015-2020 Capital Improvements Program as a guide in funding priority capital projects with the plan and for use in developing the FY 2015-2016 Budget along with Council's suggested changes.

Ayes: Semifero, Smith, Carson, Fisher, Knight and Keough

Nays: None

Absent: Tell

Motion carries

5. Consideration of: Oil Drilling Moratorium

Motion Carson; support Semifero that the following Resolution be adopted:

1. Effective upon adoption of this Resolution and for a period of six (6) months from the date hereof, a moratorium is hereby established on the consideration,

review or action by all City entities, officials, employees and/or agents on applications, proposals, requests, permits, approvals, zoning compliance or certificates regarding of any oil and/or natural gas drilling operations in the City that might be proposed or presented to the City, and that during the moratorium period, no drilling operation shall be allowed in the City.

2. City staff and the Planning Commission are directed to study and make specific recommendations for land use plan and ordinance amendments regarding the issue of oil and gas operations in the City.

3. This moratorium is not intended to infringe upon the jurisdiction of state or federal agencies, to the extent it has been reserved and sufficiently implemented, that have concurrent jurisdiction over such subjects.

4. The City shall proceed promptly in due course to investigate likely effects of oil and gas operations on the local public health, safety, and welfare; and consider appropriate regulation upon oil and gas activities within the City.

5. An aggrieved property owner or business petitioner may request and be entitled to a hearing before the City Council for the purpose of attempting to demonstrate that the moratorium will preclude all viable economic use of their property or otherwise violate applicable provisions of state or federal law and/or conduct a comprehensive analysis of its activities and demonstrate that there are no significant detrimental effects from the operation on local public, health, safety, and welfare. Said petitioner shall, in writing and directed to the City Clerk, request a hearing that describes the grounds for the request. The hearing shall be held at a regular City Council meeting within thirty (30) days of receipt of the request. Upon concluding a hearing, the City Council shall determine whether the petitioner has made the required demonstration and if so, shall grant relief from the moratorium.

Ayes: Smith, Carson, Fisher, Knight, Semifero and Keough

Nays: None

Absent: Tell

Motion carries

6. Consideration of: Purchase of Replacement Banner Pole

No action was taken.

7. Consideration of: Resolution in Support of Continuing on in the Redevelopment Ready Communities Program

Motion Smith; support Carson that staff shall issue a letter to the Michigan Economic Development Corporation (MEDC) declining participation in the Redevelopment Ready Communities (RRC) program giving the reasons for declining and thanking them for the previous evaluation.

Ayes: Carson, Fisher, Knight, Semifero, Smith and Keough

Nays: None

Absent: Tell

Motion carries

**M. COUNCIL COMMENTS**

Fisher	None
Semifero	Where can City residents register to vote in the May election? (At the City Office or Secretary of State Office)
Jones	Was there a sewer issue on Inverness Street last week? (Yes)
Smith	None
Knight	None
Carson	None
Tell	Absent

#### **N. NON-ARRANGED PARTICIPATION**

None

#### **O. ADJOURNMENT**

Motion Smith; support Fisher to adjourn at 9:35 PM.

Unanimous voice vote approval with Council Member Tell absent.

Respectfully submitted,

Carol J. Jones  
Interim Clerk, City of Dexter

Approved for Filing: \_\_\_\_\_